



SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
(360) 378-2354 | (360) 378-2116 | FAX (360) 378-3922
cdp@sanjuanco.com | www.sanjuanco.com

MEMO

REPORT DATE: December 6, 2021

TO: San Juan County Council

CC: Mike Thomas, County Manager
David Williams, DCD Director

FROM: Sophia Cassam, Planner II

SUBJECT: Vacation Rental Moratorium Renewal Public Hearing
Public Comments

HEARING: December 7, 2021

ATTACHMENTS: Public Comments on Renewing the Current Moratorium on New Vacation
Rental Permits in Urban Growth Areas, Hamlets and Activity Centers

PURPOSE: Transmittal of written public comments on renewing the current vacation rental permit moratorium for the December 7, 2021 County Council public hearing.

All comments pertaining to the vacation rental moratorium can be found Online at:
<https://www.sanjuanco.com/1770/Vacation-Rental-Moratorium>.

Sophia Cassam

From: Lynda Guernsey
Sent: Thursday, November 4, 2021 9:02 AM
To: Vacation Rental Comments
Subject: FW: The Oregonian (Elliot Njus) 11/03/21-- Oregon coast's Lincoln County votes to restrict vacation rentals

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Michael Johnson <mdjishere@gmail.com>
Sent: Thursday, November 4, 2021 8:35 AM
To: Ingrid Gabriel <ingridg@sanjuanco.com>; Lynda Guernsey <LyndaG@sanjuanco.com>
Cc: Christine Minney <christinem@sanjuanco.com>; Cindy Wolf <cindyw@sanjuanco.com>; Jamie Stephens <jamies@sanjuanco.com>
Subject: The Oregonian (Elliot Njus) 11/03/21-- Oregon coast's Lincoln County votes to restrict vacation rentals

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Even in as redneck a place as Lincoln County Oregon the residents want to put an end to vacation rentals, and there is the political will to do so. If left up to the voters in SJC you'd see an even higher percentage of citizens wanting short-term vacation rentals capped where they are now... hell, most people want them capped where they were 10 years ago.

The people deserve better.

"Lincoln County residents voted Tuesday to phase out vacation rentals in the coastal county's unincorporated residential areas."

"Voters approved Measure 21-203 by a wide margin in preliminary results, with 58% voting yes. The hot-button issue drew 44% voter turnout in the county, one of the highest turnout rates in the state for the off-year election."

<https://www.oregonlive.com/business/2021/11/oregon-coasts-lincoln-county-votes-to-restrict-vacation-rentals.html>

Sophia Cassam

From: Matt J Basta <mj@mjbasta.com>
Sent: Sunday, December 5, 2021 3:21 PM
To: Vacation Rental Comments
Subject: VR Comment

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San Juan County Council,

Who wrote the draft resolution regarding Vacation Rentals? It appears to not be based on factual information. What studies are being done? I have believed for a long time that council neglect is creating a lot of animosity between homeowners. This is unfortunate and short sighted.

--

Matt J. Basta
206-947-6816

--

This email has been checked for viruses by Avast antivirus software.

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avast.com%2Fantivirus&data=04%7C01%7CVRComments%40sanjuanco.com%7Caf093fcd774b4eb1863f08d9b845df78%7Cbd5cf4491cad49e7bfdc7020adec67d3%7C0%7C0%7C637743432535249318%7CUnknown%7CTWFpbGZsb3d8eyJWlIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C2000&data=ZCr3GwCmjihgjMrMlpqFCuinlqoQ1ey6qE0%2Fp0rIPQI%3D&reserved=0>

Sophia Cassam

From: Geoff Cunard <cunard.construction@gmail.com>
Sent: Sunday, December 5, 2021 3:50 PM
To: Vacation Rental Comments
Subject: VR Comment

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Hello,

My wife and I own a home on Orcas (6607 Olga Rd) with a compliant inactive vacation rental permit. We are writing regarding inaccuracies in your Draft resolution that was included with a memorandum dated Nov 23, 2021, and that you appear poised to adopt on 7 Dec, 2021.

Specifically, the "findings of fact" that point to "over tourism, over concentration of vacation rentals will negatively impact..." etc. I don't see any evidence to back up these "findings of fact." They are actually subjective judgements made by individuals with strong feelings and without supporting data.

The county instituted what we thought to be very sensible and easy to enforce standards just a couple of years ago. We were thrilled when we got the letter outlining the steps we needed to take in order for our vacation rental to be safe, accommodating to neighbors, and a positive part of Island life.

Subsequent to the implementation of the new rules, and amid a staffing shortage, the county missed an opportunity to enforce the new regulations and help provide a better experience for island visitors and locals. We strongly urge the county to allocate precious resources to enforcement of the well thought out existing regulations. Give them a chance to work before taking draconian measures in the form of caps and extending the moratorium.

Thanks you for your time.

Geoff and Adrian Cunard

Sophia Cassam

From: Emily Tidball <ewtidball@gmail.com>
Sent: Sunday, December 5, 2021 1:52 PM
To: Vacation Rental Comments; Hosting on the Rock
Cc: Rick Tidball
Subject: VR Comment

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Dear San Juan County Council Members,

We need to stick to factual data in evaluating the impact of all transient lodging and camping facilities on the local community:

How do hotels, resorts, campgrounds and vacation rentals impact the local economy in aggregate: ferry capacity, local business revenue, lodging tax, community structure. It is unfair to assume all problems originate only from vacation rentals.

Understand that vacation rentals provide a broad economic value to the island economy from property management services, high wage cleaning jobs, gardening services, contracting services, restaurant, shop and grocery revenue and other goods and services needed to maintain a property or support guest lodging. Additionally, annual compliance and permit fees and lodging taxes contribute to the county revenue.

Instead of lumping all vacation rentals together as the only problem expand compliance to other facilities. While I rigorously complied with all covid related occupancy limits and lost revenue in the process, I heard of local resorts continuing to operate at full capacity. I also follow all permitting and compliance regulations fully. Are non permitted vacation rentals being investigated to protect those of us who are paying the fees and following the rules? Are repeat violaters of noise and other ordinance issues being addressed? Is there adequate county staffing to check compliance of all transient rentals to allow identification of problem businesses?

I am on the homeowner's board in my community as a means of staying in touch with the impact, if any, that my vacation rental has on the community. We enjoy coming to use our house on a very regular basis and have been happy to meet and establish relationships with our neighbors. Vacation rental properties do not preclude developing a sense of community. Is there documentation to support the statement that vacation rentals are outnumbering local residents and do these numbers include hotels and resorts as part of the count? Would the county limit resort and hotel occupancy to correct an imbalance in addition to putting a moratorium on vacation rentals?

Please stick to actual data and documented concerns rather than relying on rumor or anecdotal evidence. Please also look at the impact of all tourist lodging on the island and do not single out one type for excess blame.

With best regards,
Emily Tidball
39 Fossil Bay Drive
Eastsound
PPROVO-0017-036.

Sophia Cassam

From: Marina Bell <marinajanelle91@gmail.com>
Sent: Monday, December 6, 2021 2:31 PM
To: Vacation Rental Comments
Subject: VR Comment

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“I am in opposition to the County’s push to extend and/or expand the vacation rental permit moratorium and/or set caps on vacation rentals.”

Marina Wenner

Sent from my iPhone

Sophia Cassam

From: brittany earle <brittany.earle12@gmail.com>
Sent: Monday, December 6, 2021 2:58 PM
To: Vacation Rental Comments
Subject: VR Comment

You don't often get email from brittany.earle12@gmail.com. [Learn why this is important](#)

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I am in opposition to the County's push to extend and/or expand the vacation rental permit moratorium and/or set caps on vacation rentals.

Sophia Cassam

From: Wes / Pillar Marketing <wes@pillarmarketing.com>
Sent: Monday, December 6, 2021 2:22 PM
To: Vacation Rental Comments
Subject: Opposing vacation rental permit moratorium & caps

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I am in opposition to the County's push to extend and/or expand the vacation rental permit moratorium and/or set caps on vacation rentals.

Wes Edholm
www.wesedholm.com
360 298 0055

Sophia Cassam

From: Lynda Guernsey
Sent: Monday, December 6, 2021 9:54 AM
To: Vacation Rental Comments
Subject: FW: Comments on Vacation Rental Permit Moratorium

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Debbi Fincher <debbifincher@icloud.com>
Sent: Monday, December 6, 2021 9:49 AM
To: Community Development <cdp@sanjuanco.com>
Cc: Christine Minney <christinem@sanjuanco.com>; Jamie Stephens <jamies@sanjuanco.com>; Cindy Wolf <cindyw@sanjuanco.com>
Subject: Fwd: Comments on Vacation Rental Permit Moratorium

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Good morning! I was looking at the public comment section of the Vacation Rental Moratorium and didn't notice my comment listed. It asked us to reach out to you:) So here is a little of the email comments I had, but I also called in and asked the council not to handle this issue with a blanket VR moratorium for reasons listed.

I work for a local family business who relies on homeowners to offer their home for a vacation rental. As you might imagine, the inventory changes throughout the year, some families choose to stop renting out their properties for various reasons, however, if this moratorium is placed across the board, this business can't get new families that are interested in filling those inventory slots that are no longer in the system.

My understanding is annually it's 5-8 VR permits that change for this business, so if you put this moratorium into effect, they will lose the opportunity to fill those VR homes in their inventory that choose to no longer use their VR permit. They aren't just adding more and more VR permits, but "swapping out" for those that are no longer in use for whatever reason. This blanket moratorium doesn't take into consideration how the market fluctuates and the negative economic impact it will have on contributing responsible family run businesses on SJI. Many neighborhoods already have CC&R to limit the amount of VR or prohibit them altogether. I live in such a neighborhood. I understand there are areas on Orcas and maybe even Lopez that need more support with VR caps, but putting a blanket moratorium across the county isn't necessary or fair.

Let the new rules that were passed in 2018 keep working. Thank you, Debbi

Begin forwarded message:

From: Debbi Fincher <debbifincher@icloud.com>

Subject: Re: Comments on Vacation Rental Permit Moratorium

Date: February 19, 2021 at 6:38:48 PM PST

To: Christine Minney <christinem@sanjuanco.com>

Thanks Christine!

Sent from my iPhone

On Feb 19, 2021, at 3:56 PM, Christine Minney <christinem@sanjuanco.com> wrote:

Debbie-

I hear your concerns and I am quite willing and have been listening to concerns from all sides of the issue. As you may know, the county is midway through the long overdue Comp Plan Update that has just stepped into assessing the Land Use element, including vacation rentals as a topic. The Planning Commission (as knowledgeable advisors to the Council) have made recommendations to the Council as to regulations to consider for VR's with a 20 year vision. More importantly in this case, the PC recommended that the Council establish a moratorium when we stepped into that particular element of the Comp plan at the beginning of this year.

I will attach the Planning Commission meeting video as well as the minutes of that particular meeting for you to reference and understand how we got to where we are today.

Christine Minney

<https://media.avcaptureall.com/session.html?sessionid=6ed30994-4948-4d23-addb-618b692c511b&prefilter=30,5840> Video of the meeting

From: Debbi Fincher <debbifincher@icloud.com>

Sent: Friday, February 19, 2021 3:29 PM

To: Jamie Stephens <jamies@sanjuanco.com>

Cc: Christine Minney <christinem@sanjuanco.com>; Cindy Wolf

Subject: Re: Comments on Vacation Rental Permit Moratorium

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I believe they need to keep adjusting their inventory, so this limits those options. They have sold a house recently and are buying another one, and they work with new clients (homeowners) that want to rent out their properties. Would that not impact them with this recent ruling? Are they unable to get new VR permits?

I certainly don't have all the answers, but I know they are concerned and feel this will impact their ability to adapt and grow their business.

I know they also will lose jobs for housekeepers if they can't acquire more rentals. I think this issue is more complicated than just these issues, so I respectfully ask that you listen to everyone's concerns and work together to make creative and sustainable solutions for our tourism-driven economy. The moratorium in effect until July 13 sounds harsh, especially in these challenging times.

I can't say I even know the top concerns from the county council to push this moratorium through. Is that listed somewhere? I do agree we have issues to address with housing needs. I'm not sure this moratorium is the best approach.

Thank you.

On Feb 19, 2021, at 2:01 PM, Jamie Stephens
<jamies@sanjuanco.com> wrote:

Thank you Debbi:

Thank you for taking the time to write. I am not sure how your friends will be negatively impacted. The moratorium is only on new permit applications. Existing legal VR's can continue operating as usual.

Regards,

Jamie Stephens

-----Original Message-----

From: Debbi Fincher <debbifincher@icloud.com>

Sent: Friday, February 19, 2021 12:26 PM

To: Christine Minney <christinem@sanjuanco.com>; Cindy Wolf <cindyw@sanjuanco.com>; Jamie Stephens <jamies@sanjuanco.com>

Subject: Comments on Vacation Rental Permit Moratorium

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Dear San Juan County Council,

I want to encourage you to have many more conversations with local homeowners and business owners and be willing to find solutions to this situation besides an all-out moratorium on Vacation Rental Permits.

While our family doesn't own any vacation rental properties/opportunities, I do work for a local family business, and I understand how this will negatively impact their business. These are hardworking community members that "keep the light on" year-round, making our islands richer in services, amenities, and growth.

I'm asking you to be open to compromise and finding solutions to our growing island problems around housing of all kinds. Slapping a moratorium on this issue until July 13, 2021, seems very harsh and unfair, especially to those whose livelihoods are intertwined in vacation rental properties in a tourism economy.

I hope you will find creative and sustainable solutions by working together and listening to one another, not just shutting

down the perceived problem.

Thank you.

Debbi Fincher

<PC November meeting Minutes.pdf>

Sophia Cassam

From: Lynda Guernsey
Sent: Monday, December 6, 2021 9:02 AM
To: Vacation Rental Comments
Subject: FW: The Garden Island (Laurel Smith) 12/05/21-- Hundreds of illegal vacation rentals cease operations

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Michael Johnson <mdjishere@gmail.com>
Sent: Sunday, December 5, 2021 3:00 PM
To: Cindy Wolf <cindyw@sanjuanco.com>
Cc: Christine Minney <christinem@sanjuanco.com>; Jamie Stephens <jamies@sanjuanco.com>; Ingrid Gabriel <ingridg@sanjuanco.com>; Lynda Guernsey <LyndaG@sanjuanco.com>
Subject: The Garden Island (Laurel Smith) 12/05/21-- Hundreds of illegal vacation rentals cease operations

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"Besides the requirement of including TMK identification, the agreements require Expedia Group and Airbnb to provide monthly reports of all properties on its sites and remove listings that county staff identify as illegal."

<https://www.thegardenisland.com/2021/12/05/hawaii-news/hundreds-of-illegal-vacation-rentals-cess-operations/>

Sophia Cassam

From: BOYD JUDD <boydjudd@hotmail.com>
Sent: Monday, December 6, 2021 3:08 PM
To: Vacation Rental Comments
Subject: Vacation Rental Moratorium

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To the San Juan County Council members,

I am against the moratorium for vacation rentals in San Juan county. I also oppose any attempt to revoke or phase out existing vacation rental permits in good standing. Existing regulations should be monitored for effect over time. There is no need for new regulations, particularly without understanding the full impact of the existing regulations that were only recently put in place.

Thank you for your consideration,

Boyd Judd
Homeowner on San Juan Island

Sent from my iPhone

Sophia Cassam

From: Patricia Kesling-Wood <woodg006@gmail.com>
Sent: Monday, December 6, 2021 9:34 AM
To: Vacation Rental Comments
Subject: VR Comment

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To the members of the Council,

My husband and I would like to voice our disagreement with the moratorium on vacation rentals and the demonization of the vacation rental community by the anti-vacation rental committee/organization.

I grew up on San Juan Island and my sister and I still own our family cabin on Davison Head. The San Juans have undergone much change since my parents purchased their property in the '60s.

the San Juan Islands have always been a welcoming place but it seems now that when individuals are fortunate enough to purchase property here they seem to want to limit the access of others.

Those against vacation rentals are disingenuously advocating that these rentals are the cause of numerous social and economical issues here in the islands. This is not the case.

Currently with the support of San Juan Property Management (a local company which employs local people and contributes to the economy) and rules and regulations in place by Community Development, properties that are offered as vacation rentals are regulated and their compliance evaluated yearly. I feel this is satisfactory.

Throughout the years from the 60s until the present there have always been what I term "a squeaky wheels". Loud voices on the island that claim to speak for the majority who claim much but offer proof for little.

My father used to reflect that once people buy property on the island they then immediately want to change things and limit those who can visit.

I do not see vacation rentals altering communities. Our community has stayed stable even though many on Davison Head allow their property to be used this way. The parents were all friends decades past and now all of us children are friends. I do not see vacation rentals contribute to crime. In fact because our cabin is now regularly used, it does not stay vacant becoming an attractive nuisance. I do not see vacation rentals contribute to the lack of affordable housing as our cabin would not be offered in this way as we and our family members utilize it through out the year.

Allowing our property to be a vacation rental makes it possible for us to keep it in the family and support local businesses.

The moratorium should be lifted. Vacation rental approval by canvassing neighborhood support via required letters (as has been done) is an adequate way to ensure rentals in proper areas and has community support. Existing permitted rentals ought to be able to transfer their permit as has been historically allowed upon the sale of their property.

It appears those against vacation rentals are attempting to solve problems which have nothing to do with whether a property is a vacation rental or not.

As a property owner I want to be assured that I have the freedom to utilize my property as I see fit.

Respectfully

Patricia Kesling-Wood & Gordon Wood

188 Davison Head Drive
Friday Harbor, Washington
98250

Pat and Gordon Wood
400 Hobron Ln Apt 612
Honolulu, Hawaii 96815
woodg006@gmail.com

808 255 6407

Sophia Cassam

From: Kuppermann, Baruch <bdkupper@hs.uci.edu>
Sent: Monday, December 6, 2021 2:55 PM
To: Vacation Rental Comments
Subject: Against the Vacation rental moratorium

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I am against the vacation rental moratorium. Regards, Barry Kuppermann

Sent from my iPhone

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Sophia Cassam

From: Logan Johnson <logan.sjpm@gmail.com>
Sent: Monday, December 6, 2021 2:03 PM
To: Vacation Rental Comments
Subject: VR Comment

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I am in opposition to the County's push to extend and/or expand the vacation rental permit moratorium and/or set caps on vacation rentals.

Logan Johnson

Sophia Cassam

From: Vicki Leimback <vleimback@gmail.com>
Sent: Monday, December 6, 2021 12:10 PM
To: Vacation Rental Comments
Subject: Please read! Middle class needs this income to survive here!

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December 6th, 2021^[1]
San Juan County Council Cc: San Juan County Planning Commission (PC)^[1]

Dear Council Members,

For the 5th time this year, Hosting on the Rock is mobilizing for yet another grueling Public Access session. Do we really need more public comment? What we need is DATA, not more anecdotal, emotionally-based testimony.

Council will deliberate on whether to extend the Moratorium for another six months. What exactly do you intend to do during this time? We want particulars! Who is going to do studies? What are they going to study? What is the schedule? Don't give us more vague Work Plans attached to vague "Findings". We want a realistic action plan.

How many VRs are too many? Why? What is over-tourism? How many new residents moved here during the Pandemic? Have the 2018 regulations improved the neighborhood concerns they targeted?

We don't think it's possible for the over-stressed Department of Community Development to answer the relevant questions in six months.

By severely limiting new permits, you are limiting the ability of local residents to continue to live here. Only wealthy individuals can own homes that they leave vacant. Working residents require income to live here! Permits should be available for locals to boost their income during unforeseen life events.

A suggestion:

End the Moratorium. Set a temporary cap of 45 new permits per year for 3 years.

Commit to re-visiting this discussion in 2025. During the next 3 years, commission third-party studies that address specific issues.

Streamline the enforcement process, both for non-permitted rentals and for non-compliant permits. Consolidate the SJC VR data and make it publicly available.

To sum up the VR discussion in 2021:

There are hundreds of residents who have strong view points on this issue. There is no relevant data to help identify and solve specific issues. If the 'discussion' continues in the current manner, the divide between people will continue to intensify.

Let's put a compromise in effect (45 new permits per year for 3 years) and focus on this issue in a meaningful way!

Respectfully,

Vicki Leimback
Orcas Island full time resident and VR owner

--

Vicki Leimback

206.714.3348 Cell and Text

Sophia Cassam

From: Carolyn McGown <carolyn@islandfields.com>
Sent: Monday, December 6, 2021 10:10 AM
To: Vacation Rental Comments
Subject: VR Comment

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Hi,

I'm a former VR owner/operator and although I no longer have a financial "stake" in this conversation, as a full time SJCo resident, I want to comment.

I find it irresponsible of the council to *again* vote to *re-extend* the moratorium after having not done a single study during the original moratorium + extension, as promised. The VR community has continually asked for numbers to back up anti-VR rhetoric and this has not been provided. In the meantime, hardworking residents HAVE provided well-researched and easily corroborated statistics that seem to be ignored because they don't play into the favored narrative.

I agree that our infrastructure and environment can't keep up with current visitorship and that there is a shortage of affordable, long term housing. But it's a complex situation and it's extremely one-dimensional and short sighted to pin most of the blame on VR's when the Visitors Bureau doesn't have a comprehensive plan to deal with visitorship, (nor does the county have a plan to deal with lack of living wages, that would allow people to pay more for rent). Somehow, when the spotlight shifts to the Visitors Bureau, the narrative shifts to how important tourism is to the local economy.

I think the county should be more focused on raising the local minimum wage, zoning reform (allowing more density and ADU's), increasing taxes on expensive, underused land and using the increased revenue to subsidize low cost housing.

VR's provide working income for local families (it's how our family of four has been able to make a go of it here after the marine business we brought here failed). I know of several households who live much "closer to the bone" than we do, who lost their VR's when the county did a big regulations sweep of VR's a few years ago and to this day they are struggling to make ends meet because they lost their VR's. They are seniors and families. That sweep mostly hurt low income locals and only solidified the stake of the "haves". I'm not against regulations and oversight but I give this as an example of the unintended negative consequences that can result from a one-dimensional point of view.

As far as who occupies VR's; I frequently rented to relatives and friends of locals for weddings and family reunions. I didn't have a single "problem renter", nor a single complaint from a neighbor and the sheriff was only called (and it happened several times) when we had problems from the long term renters on the property behind us (fights, screaming, threatening behavior).

And let's not forget how and why VR's developed and began to thrive. They're an affordable option for families who can't pay for two hotels rooms and every meal out, when on vacation. In my family's case, a child with a behavioral disorder prevented hotel stays and VR's allowed us to vacation, period. And of course, they bring great value to a tourist economy.

Please provide some relevant statistics (or admit that you can't) and as importantly, suggestions for a pro-active, inclusive, big picture solution that addresses more than one small facet of the problems we're facing as a community. Clamping down on VR's is not going to bring back affordable long term rental housing to the islands.

Sincerely,
Carolyn McGown

Sophia Cassam

From: Rene Polda <reep_da@yahoo.com>
Sent: Monday, December 6, 2021 10:12 AM
To: Vacation Rental Comments
Subject: VR Comment

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Hi,
Due to financial difficulties and a family medical emergency, in order to pay the bills and not lose our family home, we camped out at friend's house for one Summer and rented our home as a vacation rental for the season. We made enough money to pay the hospital off and keep our home. Even though it was horribly inconvenient, we sacrificed comfort and let strangers stay in our home. Thank the universe we were able to have the freedom to do this. Otherwise, we would have probably gone bankrupt or had to sell our family home and move off island.

I know huge corporations, such as Best Western and Earth Box love that you limit the middle class folks from renting their homes to vacation renters, but for most of us working class, it is a nice resource to have when absolutely needed. Don't forget how horribly expensive it is to live here in paradise. Please don't take this option away from the middle class families.

Please lift the moratorium and let us have that income resource back!

Timothy J. Polda
Rene C. Polda

Sophia Cassam

From: Dana Rousar <rousarfamily@gmail.com>
Sent: Monday, December 6, 2021 2:18 PM
To: Vacation Rental Comments
Subject: VR Comment

You don't often get email from rousarfamily@gmail.com. [Learn why this is important](#)

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“I am in opposition to the County’s push to extend and/or expand the vacation rental permit moratorium and/or set caps on vacation rentals.”

thank you ,
Dana & Reed Rousar
150 Lakeway Drive
Friday Harbor , WA 98250
360-472-1621

Sophia Cassam

From: Jan Scilipoti <hostingontherock@gmail.com>
Sent: Monday, December 6, 2021 11:52 AM
To: Vacation Rental Comments
Subject: VR Moratorium Extension

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Jan Scilipoti, Hosting on the Rock, Vacation Rental Owners Group
Road

214 Military
Lopez Island 98261

December 6th, 2021
San Juan County Council Cc: San Juan County Planning Commission (PC)

RE: Vacation Rental (VR) Moratorium & Caps

Dear Council Members,

For the 5th time this year, Hosting on the Rock is mobilizing for yet another grueling Public Access session. Do we really need more public comment? What we need is DATA, not more anecdotal, emotionally-based testimony.

Council will deliberate on whether to extend the Moratorium for another six months. What exactly do you intend to do during this time? We want particulars! Who is going to do studies? What are they going to study? What is the schedule? Don't give us more vague Work Plans attached to vague "Findings". We want a realistic action plan.

How many VRs are too many? Why? What is over-tourism? How many new residents moved here during the Pandemic? Have the 2018 regulations improved the neighborhood concerns they targeted?

We don't think it's possible for the over-stressed Department of Community Development to answer the relevant questions in six months.

By severely limiting new permits, you are limiting the ability of local residents to continue to live here. Only wealthy individuals can own homes that they leave vacant. Working residents require income to live here! Permits should be available for locals to boost their income during unforeseen life events.

End the Moratorium. Set a temporary cap of 45 new permits per year for 3 years.

- **Commit to re-visiting this discussion in 2025. During the next 3 years, commission third-party studies that address specific issues.**
- **Streamline the enforcement process, both for non-permitted rentals and for non-compliant permits.**
- **Consolidate the SJC VR data and make it publicly available.**

To sum up the VR discussion in 2021:

There are hundreds of residents who have strong view points on this issue. There is no relevant data to help identify and solve specific issues. If the 'discussion' continues in the current manner, the divide between people will continue to intensify.

Let's put a compromise in effect (45 new permits per year for 3 years) and focus on this issue in a meaningful way!

Respectfully,
Jan Scilipoti

Lopez Island

Sophia Cassam

From: Cindy Stewart <cms777@mac.com>
Sent: Monday, December 6, 2021 3:02 PM
To: Vacation Rental Comments
Subject: Against VR moratorium!

[You don't often get email from cms777@mac.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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Hi,
We are against the VR moratorium.
Cindy & Ed Stewart
85 Garrison Drive, Friday Harbor.

Sophia Cassam

From: Claire Wright <sewhappysewpeaceful@gmail.com>
Sent: Monday, December 6, 2021 3:02 PM
To: Vacation Rental Comments
Subject: Moratorium

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I am against the moratorium for vacation rentals!

Sophia Cassam

From: Cindy Cullen <carycj@hotmail.com>
Sent: Monday, December 6, 2021 3:15 PM
To: Vacation Rental Comments
Subject: VR Permits and Moratorium

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December 6th, 2021^[1]_{SEP}
San Juan County Council Cc: San Juan County Planning Commission (PC)^[1]_{SEP}

Dear Council Members,

For the 5th time this year, Hosting on the Rock is mobilizing for yet another grueling Public Access session. Do we really need more public comment? What we need is DATA, not more anecdotal, emotionally-based testimony.

Council will deliberate on whether to extend the Moratorium for another six months. What exactly do you intend to do during this time? We want particulars! Who is going to do studies? What are they going to study? What is the schedule? Don't give us more vague Work Plans attached to vague "Findings". We want a realistic action plan.

How many VRs are too many? Why? What is over-tourism? How many new residents moved here during the Pandemic? Have the 2018 regulations improved the neighborhood concerns they targeted?

We don't think it's possible for the over-stressed Department of Community Development to answer the relevant questions in six months.

By severely limiting new permits, you are limiting the ability of local residents to continue to live here. Only wealthy individuals can own homes that they leave vacant. Working residents require income to live here! Permits should be available for locals to boost their income during unforeseen life events.

A suggestion:

End the Moratorium. Set a temporary cap of 45 new permits per year for 3 years.

Commit to re-visiting this discussion in 2025. During the next 3 years, commission third-party studies that address specific issues.

Streamline the enforcement process, both for non-permitted rentals and for non-compliant permits.

Consolidate the SJC VR data and make it publicly available.

To sum up the VR discussion in 2021:

There are hundreds of residents who have strong view points on this issue. There is no relevant data to help identify and solve specific issues. If the 'discussion' continues in the current manner, the divide between people will continue to intensify.

Let's put a compromise in effect (45 new permits per year for 3 years) and focus on this issue in a meaningful way!

Respectfully,

Cindy Cullen
Tim Cullen
Orcas Island

Sent from my Verizon Motorola Smartphone

Sophia Cassam

From: CAROL FARROW <farrowc13@icloud.com>
Sent: Monday, December 6, 2021 3:27 PM
To: Vacation Rental Comments
Subject: Against moratorium

[You don't often get email from farrowc13@icloud.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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I am against the vacation home moratorium. Thank you

Carol Farrow
71 Garrison Dr
Friday Harbor, Wa

Sent from my iPhone

Sophia Cassam

From: D Johnson <captdjohn@gmail.com>
Sent: Monday, December 6, 2021 3:38 PM
To: Vacation Rental Comments
Subject: Vacation rentals

[You don't often get email from captdjohn@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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We are not in favor of a moratorium on Vacation Rentals in San Juan County. We have maintained a successful record with our vacation home for 10+ years with no neighbor complaints. Our management company has done an excellent job of helping us to ensure that all current rules are enforced. Our primary motivation for offering our house is to share with others the San Juan Island we know and love.

We also feel that the economic benefit to the Island and local businesses should be a strong consideration.

The local housing shortage is a separate issue. If our house were not in the vacation rental pool we would have it looked after, but would not offer it to long term tenancy.

The residents of Friday Harbor enjoy many economic benefits of the tourism business that other similar size towns would envy.

Please think long and hard before making any changes that would adversely affect the many small businesses in town, not to mention the revues of the Hospital, Airport and the Port of Friday Harbor.

Thank You

Dave and Diane Johnson

Sent from my iPhone

Sophia Cassam

From: San Juan County Council
Sent: Monday, December 6, 2021 1:21 PM
To: David Williams; Sophia Cassam
Subject: FW: Vacation Rentals

From: Holly Page Bryant <powerwith1111@gmail.com>
Sent: Monday, December 6, 2021 11:48 AM
To: Jamie Stephens <jamies@sanjuanco.com>; San Juan County Council <councilvm@sanjuanco.com>
Cc: Holly Bryant <powerwith1111@gmail.com>
Subject: Vacation Rentals

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Jamie Stephens and all other County Council Members,

How many times do the citizens of our County need to beg you to do the right thing and shut down the expansion of Vacation Rentals on our Islands?? The majority of the people who live here do NOT want any more Vacation Rentals!! A small group who directly benefit from these "Hotels" are the only ones that want more of them...oh, other than the TOURISTS. But, you are elected to follow OUR lead not to bend over backwards to the Tourist Industry!! First and foremost we Islanders deserve to have a good quality of life. That includes affordable Housing...the most critical part of the "Over-Tourism" that we are experiencing here in the San Juan Islands is the disappearance of available Long-Term Rentals due to Over-Tourism pushing a proliferation of Vacation Rentals.

The majority of our population lives here to get away from over crowded cities...to live in a Rural setting surrounded by Wildlife. In order to experience that we have zoning laws that are suppose to keep Commercial Enterprises OUT of where we live. Vacation Rentals side stepped those laws and are making life difficult for the people who have to live right next door to them. And please stop saying that they aren't Hotels...this is the legal definition of "Hotel"

"Hotel means any structure or space, or any portion thereof, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist camp, tourist court, tourist cabin, motel or any place in which rooms, lodgings or accommodations are furnished to transients for a consideration."

All "Vacation Rentals" are Hotels!! They are Commercial Enterprises breaking our County land use codes that state there are areas like the "Village" on Lopez Island set aside for Commercial Enterprises...and most of Lopez is zoned for Agriculture or Single Family Dwellings. The "Vacation Rental" Industry is already breaking those zoning codes. You have allowed this to happen despite protests from our County Citizens who are forced to give up their peace and quiet in order to deal with Tourists coming and going at all hours, holding loud gatherings, trespassing on their Property, etc. As more and more houses on our Islands were flipped from being Long-Term Rentals rented out to local Families into Vacation Rentals/Hotels our Islander populations have suffered!! The County Council turned a blind eye to the encroachment of VR/Hotels that set up in Agricultural and Single-family Housing Zones to the detriment

of the people living there that you were elected to serve!! Now you are proposing, yet again, to "decide" whether to increase these illegal zoning breakers...a move that many, many of us have decried! Why did you and the Planning Committee vote for a moritorium this Summer while the Public Eye was on you...then, go back on that vote when the Islander Population believed your moritorium vote therefore turned their attention to other pressing matters???. Now, you are trying one more time to vote in MORE of these Community destroying enterprises!! PLEASE STOP THIS!!

Our County has been experiencing an explosive growth in Tourism due to excessive advertising campaigns...some of which have even been Nation-wide! As if we need Tourists from all the other 49 States to fill our shores...it has gone too far!! The very definition of "Over-Tourism" is as follows...

"The [World Tourism Organization](#) (UNWTO) defines overtourism as "the impact of tourism on a destination, or parts thereof, that excessively influences perceived quality of life of citizens and/or quality of visitor experiences in a a negative way".

We are passed the point of experiencing Over-Tourism since the push for rampant Tourism and catering to the Tourists that push creates has caused many long term Islanders and Islander Families to lose their homes when landlords kick them out in order to turn those Long-Term Rentals into Hotels/Vacation Rentals!! You people on the Council may own your own homes...but, not everyone can afford to do that. Pushing for any more Hotels/Vacation Rentals in the face of the housing shortages on all the Islands is turning your backs on those Islanders who will be turned out of their homes. Please vote FOR OUR COMMUNITIES and place a moritorium on these illegal Hotels, these Vacation Rentals.

Thank you,
Holly Page Bryant

Sophia Cassam

From: Jerry Eisner <stardoc2@gmail.com>
Sent: Monday, December 6, 2021 3:50 PM
To: Vacation Rental Comments
Subject: Moritorium

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Dear council

I understand that you are considering extending the moratorium on new vacation rentals in San Juan County. This raises the question of what has been done in terms of information gathering since the moratorium was instituted.

Has there been any attempt to use an unbiased evaluation of the situation in our county to determine if a moratorium would achieve a desired goal: ie more year round rental availability, less pressure on services, more jobs, etc?

If not, then I oppose extending the moratorium unless there is a guarantee that this information will be gathered during such an extension. Otherwise, all that happens is that many people are adversely affected financially and no one knows if there was any greater benefit.

Vacation rentals are a convenient target for answering broader questions about population, environment, and the economy in this county. Going after vacation rentals as the culprit without more than hearsay and unproven accusations amounts to what I call "pitchfork justice", in which innocent people may be hurt for no reason.

I urge that any extension be accompanied by a promise to do the work necessary to confirm or deny its value in an unbiased manner. If that can not be accomplished, no further extensions should be allowed.

Sincerely,
Jerry Eisner